

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, February 23, 2016

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner II	Absent
Commissioner Cathy Gealy	X		
Commissioner Ron Herther	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 pm**.

1. CONSENT AGENDA

- a. Approve Planning and Zoning Meeting Minutes for February 9, 2016

*Commissioner Gealy motions to approve the consent agenda at **6:03 pm**; Commissioner Herther Seconds, all aye and motion carried 4-0.*

2. PUBLIC HEARING:

- a. **15-02-CPM** (Comprehensive Plan Map), **15-04-ZC** (Zone Change) and **15-06-S** (Subdivision); **Mineral Springs No. 3-** A request by P&F Development to change to the Comp Plan Map *designation* for lot 2, block 6 within the Mineral Springs No. 2 Subdivision, from commercial to residential. The applicant also requests to rezone approximately 6.50 acres (lot 2, block 6) from C-1 (Neighborhood Bus. Dist.) to R-4 (Low Density Residential) and Preliminary Plat approval for 12 buildable lots within the Mineral Springs Subdivision No. 2.

David Crawford: Commissioners, Chairman, my name is David Crawford with B&A Engineers. My address is 5505 W. Franklin Road in Boise. I am here representing the applicant, P&F Development for a new subdivision project called Mineral Springs Subdivision No. 3. I think the staff report highlights a lot of the details surrounding the project, but in general terms, it is an infill project that is intended to create or replace an idea for storage units that were in this project when it was originally platted in about 2005. Subsequent to that, there has been a large storage facility built just west of this project and the applicant has received a lot of interest in some larger lot homes, so our request is for a comprehensive plan modification, a zone change and approval of the preliminary plat. We have approximately six and a half acres or roughly thereabout if I am not mistaken, but in essence, we come up with about twelve half acre lots. So the lots are very large for this area; however, there has been quite a bit of interest in creating these larger lots for sale. We believe the zone change to be residential is consistent with surrounding properties and we believe that this project will fit well within the neighborhood. With that, I will stand for any questions that you may have.

C/Young: Ok. Are there any questions at this time.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, February 23, 2016

C/Hennis: No

C/Herther: I don't have anything.

C/Young: Ok. We'll have Troy come forward.

Troy Behunin: Good evening Commissioner Young and other Commissioners, for the record, Troy Behunin, Senior Planner for the City of Kuna. I believe the application before you tonight; 15-02-CPM modification request, 15-04-ZC zone change and 15-06-S subdivision. This request by David Crawford with B&A Engineering for P&F Development, which is Paul Beckman is for Mineral Springs Subdivision No. 3 which is a lot within the Mineral Springs No. 2 Subdivision. David Crawford has already touched on the major points surrounding this request and the reasons for it. I am here to tell you that the applicant has satisfied all of the noticing requirements including holding a neighborhood meeting with landowners within 300 feet. The site has been posted for tonight's meeting. They have turned all of the material that has been requested and they have even provided additional information and photos of the site which is included with your packet. Hopefully, you have had a chance to review everything. When this project actually started not too long ago, the question was raised: 'what about larger home lots in the subdivision rather than what is existing?' Right now, the owner of the property; P&F Development, if they wanted to, they could bring in any kind of permitted C-1 use which is a neighborhood commercial district. Originally it was planned to have storage facilities units there, but that was in 2007. Had that developed into storage facility, I don't think that we would experience some of the questions that we have from some of the people that do live in Mineral Springs right now. Staff has actually fielded a couple of phone calls from residents within this subdivision and also other neighboring subdivisions including Galiano Estates, which is Walnut Creek. Most of them are just curious as to what is happening, however, there have been a couple residents who have expressed that they were unaware that the lot was zoned C-1 when they purchased their lot and they may had thought a little longer about it, if they had known that.

Ron Herther: Welcome to reality.

Troy Behunin: So... for these reasons, and because it is in the comprehensive plan map designating this as commercial, the planning and zoning staff actually does support this request to turn this into a residential use rather than moving forward with a C-1 zone. Additionally, it was approved in 2007 and it has sat idle. We would rather see large lot homes collecting tax base rather than weeds growing and staff having to go out and take pictures and send the applicant letters, year after year to please spray or trim down your weeds. But all of that aside, we actually do support this. There is no reason why staff would have any questions or qualms about this change in use on the comp plan map, so we would also support the zone change and the subdivision that is presented. I will stand for any questions you have.

Troy Behunin: You know what; I don't know. The planning and zoning staff don't jump in the middle of whether it is two-story, single story, triple, basement, no basement... we don't get into that. The only event that would cause us to be involved is if it were a PUD (planned unit development) and a developer came to us and said: "look at all these wonderful houses that we are going to offer to potential home buyers". Then, we would say 'since you showed it to us, that is what you will be held to'. Other than that, we stay out of it.

C/Young: Any other questions for staff?

C/Gealy: I don't have any questions.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, February 23, 2016

C/Hennis: Nope.

C/Young: Ok. We'll open up the public testimony at 6:11 pm. I have listed under neutral to testify, Sharon Fisher.

Sharon Fisher: That would be me.

C/Young: Ok, please come forward and just state your name and address for the record.

Sharon Fisher: Yes, my name is Sharon Fisher; I live at 1432 W. Heartland which is in the Walnut Creek subdivision which is next to Mineral Springs, and before the applicant gets all nervous, I only put down neutral because that is all there is, I am in favor of the subdivision itself. The houses are nice. I don't have any problem with that, I have talked to the ... you know, we have toured the houses, we've talked to the developers, we are fine with that. What I am coming here to talk about is the Ardell and School Street collectors. I was reading in the packets that Ardell which is currently a single lane and is not, as far as I know, considered an actually a street and School Street, which right now, is an unstriped two lanes and not intended to be widened or anything as part of this project, and I think that's a missed opportunity. Ok, so in case you haven't been around there, I need to tell you something about what it is on Walnut Creek: our egress is on Ten Mile right? And right before us on Ten Mile, south of us, there is an irrigation ditch and so the road kind of goes over it, and so 4 billion people speeding down Ten Mile Road to get to the interstate every morning; you know they come over that hill and they can't really see us and it's kind of scary, especially if we are turning left. So if we are turning left, if we are heading downtown or if we are headed to Deer Flat or something like that, whether or not we are supposed to do it, we take that single lane of Ardell and cut through Mineral springs to Deer Flat and then go on to Deer Flat. Or we will go straight through School to go downtown and it goes the other way too, you there is people who come through off of Deer Flat and go through Mineral Springs and go to Walnut Creek. It may be that in the same way that the Walnut Creek people use a shortcut to get to School, the Mineral Springs people maybe using it as a shortcut to get to Ten Mile, I don't know. But all I am saying is that it is not unusual to see two or three cars there on that single lane extension at the time. In fact, I believe that the ... I don't know about for now, but at least at one point, the school buses were using that single lane of Ardell. So in any event, once these houses are built, there is going to be more development on School street itself... you know the northern part to get to Deer Flat. So if they are going to build out this parcel it seems like a wonderful opportunity to expand Ardell into a full two-land road and then expand the School Street extension into a full striped two lanes. Right now it's kind of like two lanes wide; there is sidewalk, curb and gutter on one side but not on the other and then the same thing with Ardell; there is sidewalk, curb and gutter on one side and not on the other. But School Street isn't striped or anything, it is just pavement and especially since there is a parcel on the southwest corner now of School and Deer Flat that is coming up for development. I can't quite see what it is because the sign is really, really teeny and it's out in the middle of a field surrounded by barbed wire, but something is going on over there and I believe it is residential from when they had their last public hearing. So, what I would love to see aside from School being made into a full two-lane road and then Ardell getting two lanes and being made into a real street; I would love to see a dedicated left turn lane on both sides of School Street onto Deer Flat so that the people who are turning left don't block the traffic for everybody else. And what would be really cool is if there could be a smart Right... you know it stays green on Deer Flat all the time, but when people come up on School, it will turn green for them so that they can get onto Deer Flat safely. That would be really neat, in fact, since presumably, I would assume that the applicant is hoping that the nice big houses in his new parcel will attract families with kids, and since we are going to have more kids, I would love to see a crosswalk across Deer Flat. If you take School Street right up there and take it to Boise Street, that is the middle school. If you take Deer Flat and turn left, that takes you right down to the high school and so to get to the actual sidewalk on Deer Flat, you

CITY OF KUNA

REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, February 23, 2016

have to cross the street. So I would love to see a crosswalk across Deer Flat and then a HAWK pedestrian crossing. You know, one of those lit ones that will alert traffic so that kids crossing the street can walk or bike to the middle school or walk or bike to the high school. School Street is actually designated as a bike route if you go to the northwest corner of School Street and Deer Flat, there is one of those way-finding signs that is for bikes that it is so many miles to downtown and so many miles to the school. So it seems like if we are trying to encourage people in that area to ride their bikes, it would be nice to make it safe for them and the neat thing about this is if it is about kids walking to school, there is funding called safe routes to schools that could actually even pay for it and the city and ACHD wouldn't have to pay for it. Now, I actually walk from Walnut Creek to downtown; I walked it tonight, and I have to say even when you are a relatively spry adult crossing Deer Flat, you are kind of taking your life into your hands and yeah, I would hate to wait for there to be a tragedy before we actually took any steps on that. So, that is my neutral position, and I don't have any problem with the subdivision itself. Thank you for your consideration. Do you have any questions?

C/Young: Thank you. Maybe I will just quickly respond to a couple of your points. As far as a crosswalk is concerned, left turn lanes, widening and that all the items except for widening the School Street, are ACHD driven projects which we don't have control of here at the Planning and Zoning. And as far as the widening of School Street goes, the developer has met the requirements for developing from the centerline of that street over, and when parcels on the east side of School Street develop, then that will be in-filled at that time. But we can't put the onus on this developer for a future developer's work.

Sharon Fisher: Right. I am not saying that the developer has to do it. I was surprised when I read the ACHD report on this that said they did not feel that any sort of widening was necessary and I also saw that they didn't even bother to do a traffic count and I thought well maybe ACHD doesn't know that people are using this road that we are not supposed to use. You know, so maybe they just weren't aware of it. And yes, I know that you're P&Z and I know they are ACHD and I do know the difference; but I also know that the city of Kuna tells ACHD the sorts of projects that they would like to see and puts them on the priority list, and I also know that the schools also tell ACHD what projects they would like to see and if several agencies get together and say: 'hey, we would all like to have a crosswalk going across Deer Flat Road'... then it has a lot more effect on ACHD than a single citizen.

C/Young: That is true. Well thank you very much. And seeing nobody else is signed up to testify, we will go ahead and ask the applicant if he wants to come up if he has any response.

David Crawford: Chairman, Commissioners, again David Crawford for the record representing the applicant, P & F Development. I think all those insights offered by Ms. Fisher; there is certainly a lot to be said about that and I have been involved in a lot of projects and many created Ardell including Walnut Creek, and one thing I can say is that there is a plan currently in place to finish the construction and widening of School Street. It has recently been proposed with the Ardell Estates subdivision, which is also another one that I am working on that will eventually throughout its development process, about School Street and finish the widening over there. So I think when it comes to a funding mechanism, I think everybody would be more than happy to let the developer finish that when he gets there instead of spending tax dollars to do it. Ardell Street will also be improved with Ardell Estates subdivision on the south side much as we see it in this particular development, but we also have Arbor Ridge which exists immediately north and east of this development, which is also slated to construct the north side of Ardell and it will actually make a connection out to Linder Road, which would be a miracle and it is what this road really needs. Many years after we built Mineral Springs, we built that half of it and Walnut Creek came along and built its other half of the right of way and a very small portion of Ardell, so it is fully constructed to a collector width along a very small portion, but until the neighbor to the north of Mineral Springs here comes in and develops in one way, shape or form; then that half probably won't be developed.

CITY OF KUNA

REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, February 23, 2016

But who knows what will happen in the future? So, I agree that there is definitely at least some investigation that needs to be done for lighting and crosswalks and safe routes to school may very well be a great place to secure some additional funding. Of course, with a very small development that we have here, we certainly couldn't share the load of putting in a street light down there. Anyway, I will stand for any questions you might have.

C/Young: Ok. Anyone have anything?

C/Hennis: No, I think it has been pretty well covered.

C/Young: Ok, thank you. Then we will close the public hearing at 6:22 pm, and then that brings up our discussion and ...

C/Hennis: I don't seem to have any issues with it. I think it is pretty well laid out. I think it is bigger lots that people have been wanting. It's not going to crowd things and like he said, as these others come in then that is going to widen the streets and such but we really don't have any control over anything there to help the situation even though we might agree with it.

C/Young: I think that it fits in and I think the neighborhood will be happier with half acre lost versus a storage facility next door so I am ok with this application as it is. I don't if anyone has any thoughts or...

C/Gealy: I just have one clarification on the preliminary plat where it says "existing entrance to be removed"; I am just assuming they'll adjust the landscaping when you remove that?

David Crawford: Commissioner Gealy, is it?

C/Gealy: Gealy.

David Crawford: Gealy, excuse me. Yes, what we intend to do there is of course remove the existing concrete curb radius' and place curb and gutter in there and extend the sidewalk through to remove that connection that provided and yes it will be landscaped with grass and probably a tree or two.

C/Gealy: Thank you.

C/Young: Ok, anything else?

Commissioner Hennis motions to recommend approval of 15-02-CPM, 15-04-ZC and 15-06-S with the conditions of approval as outlined in the staff report; Commissioner Herther Seconds, all aye and motion carried 4-0.

C/Gealy: I have a question with regard to the concerns that Ms. Fisher has brought before us, especially with respect to a crosswalk on Deer Flat and probably one on School and Ardell as well; what would be the approach we would take?

Troy Behunin: What we should do is we should talk with City Council and we should try and get it ... what Sharon Fisher actually said was correct; we need to get that on the priority list as a project from ACHD and we can get the school involved. There might be some funds out there with safe routes to school; they can also help fund

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES

Tuesday, February 23, 2016

some of these things. It is difficult to get lights, especially crossing lights, but it's not impossible. Projects like a crosswalk or other improvements; yeah, those would need to go through ACHD and be on the request list that the city sends to ACHD annually.

C/Gealy: And can we affect that?

Troy Behunin: We can affect it.

C/Gealy: And we will?

Troy Behunin: We will.


C/Gealy: Thank you.

Troy Behunin: There is a lot more going on here in this area than there was when Mineral Springs was originally approved, so we are going to have a lot more homes in this area in the next five or six years, which is good. But with that, we will also have improved access like David said.

C/Gealy: Ok, I don't have any other questions.

3. ADJOURNMENT:

Commissioner Gealy motions to adjourn at 6:27 pm; Commissioner Hennis Seconds, all aye and motion carried 4-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department